

19CUP1078
828 Longfield Avenue



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II
September 9, 2019

Request

- **Conditional Use Permit** to allow short term rental of a dwelling unit not the primary residence of the host (LDC 4.2.63)

- **Condition of Approval**
 1. Before use of the property for short-term rentals, the applicant must:
 - A. Repair/replace the existing garage door in order to make the garage usable by guests; or
 - B. Install gravel to create a parking space adjacent to the alley with a minimum size of 10 ft x 20 ft, using a construction method sufficient to prevent the gravel from migrating onto the adjoining alley surface; and
 - C. Obtain approval of the work completed from Planning & Design staff.

Case Summary/Background

- Located on the south side of Longfield Avenue east of Cliff Avenue
- Single-family residence
 - Two bedrooms
 - LDC regulations permit up to 2 guests
- Adjoined by a mix of vacant sites, single-family residential and commercial uses
- One on-street parking space; one-vehicle garage off rear alley
- Neighborhood meeting held on May 14, 2019

Zoning / Form District

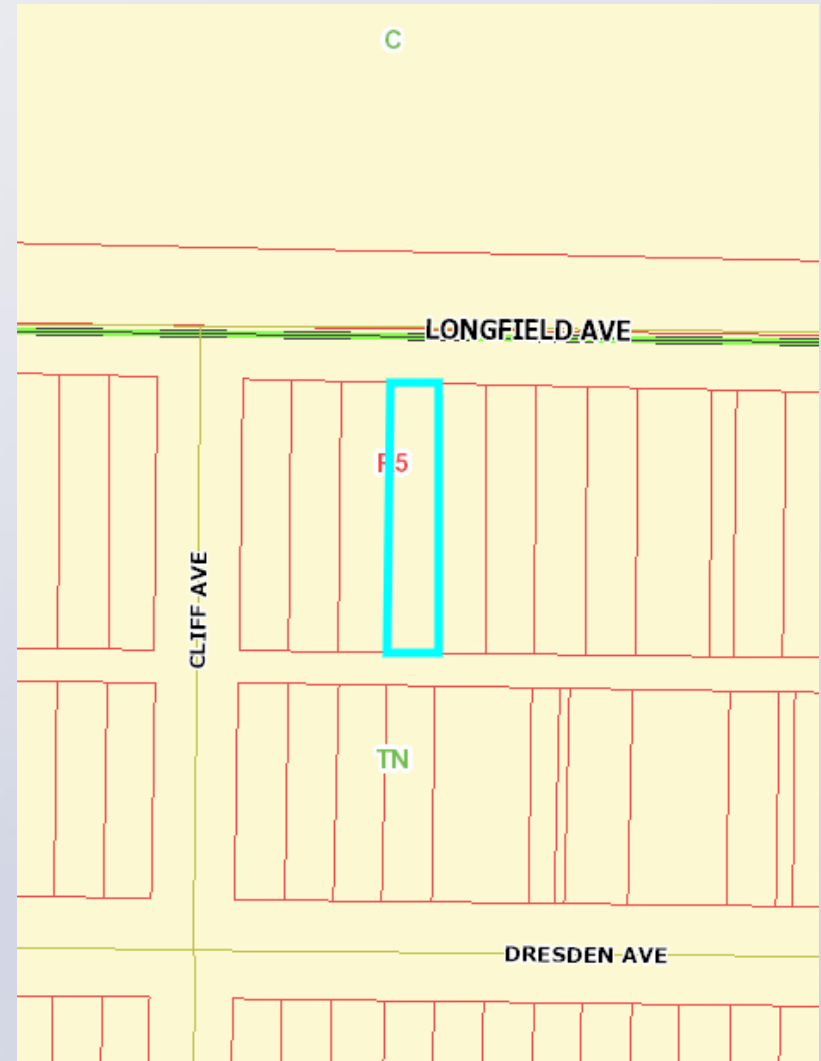
Subject Site

Existing: R-5 Single-Family Residential/Traditional Neighborhood

Proposed: R-5 Single-Family Residential/Traditional Neighborhood w/short-term rental CUP

Surrounding Sites

R-5 Single-Family Residential/Traditional Neighborhood



Land Use

Subject Property

Existing: Single-Family Residence

Proposed: Single-Family Residence
w/ CUP for short-term rental

Surrounding Properties

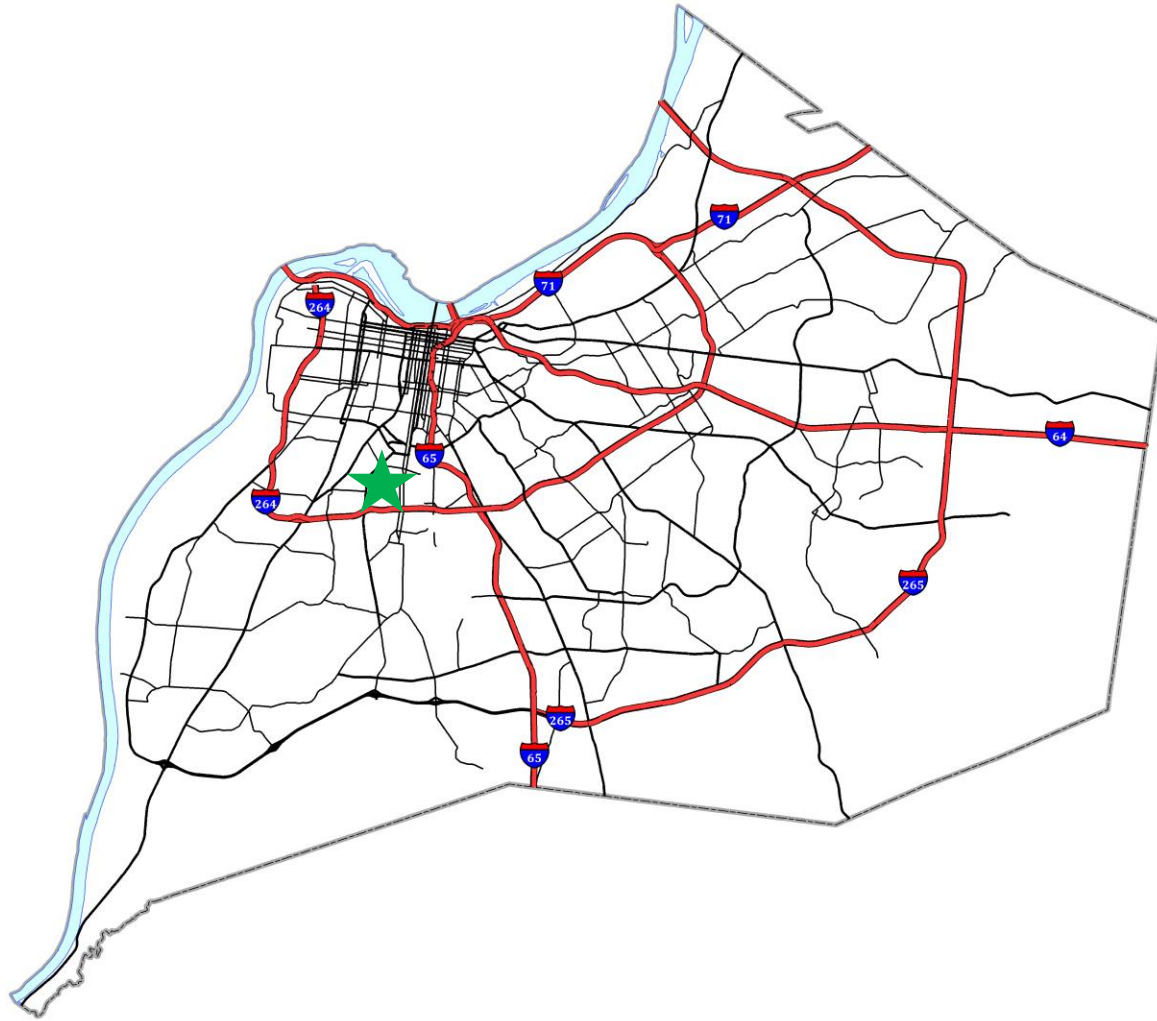
North: Commercial

South/East: Vacant

West: Single-Family Residential



Site Location



Site Photo



Site Photo



Site Photo



Site Photo



Site Photo



Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established by the LDC for the requested Conditional Use Permit

Required Action

Approve or Deny

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